

**4 Dory Way, Warnbro, WA 6169**



**Sold House**

Tuesday, 5 September 2023

4 Dory Way, Warnbro, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 670 m2**

**Type: House**

## Contact agent

CURRENT BID \$595,000 | 10 QUALIFIED BIDDERS The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

### QUALITY FAMILY LIVING IN BEACHSIDE WARNBRO

Tucked away on a peaceful street sits this carefully maintained family home, with a variety of living options both inside the residence and throughout the large 670sqm\* block, you'll have plenty of room for quiet relaxation or entertaining all year round. The 162sqm\* property consists of a spacious master suite, three further well sized bedrooms, formal lounge and dining and an open family zone with meals, kitchen and living that leads out to the undercover patio, perfect for alfresco dining. Features of the home include:- Substantial corner kitchen, with in-built wall oven, gas cooktop and rangehood, plenty of cabinetry including a walk-in pantry, double fridge recess and a large island bench with the option for seating - Sweeping family living and meals area, bordering the kitchen for complete convenience, with striking timber vinyl flooring and an effective reverse cycle air conditioning unit for year-round comfort - Formal lounge and dining on entry, flooded with soft natural light bringing added warmth to the room - Generous master suite at the front of the home, with cooling ceiling fan, another reverse cycle air conditioning unit, hybrid flooring and a walk-in robe, plus a well-equipped ensuite with shower, vanity and WC- Three further good-sized bedrooms, all with open robe recesses, overhead fans and carpeted flooring- Family bathroom with separate bath, shower and vanity, with a private WC in the oversized laundry- New plumbing to the entire home, offering added peace of mind, plus a complete home water filtration system recently installed- Vast alfresco area with gabled roof patio along the side of the home- Rear yard with plenty of lawn to enjoy, plus a 3.8m\* x 3m\* garden shed and reticulation from the newly replaced bore pump with WIFI control from an app on your phone - Lawned front yard with well-maintained garden beds - 12 solar panel system with a 3kW\* inverter - Extra-wide driveway with gated side access to a hard stand- Double carport with remote door and drive through access

Built in the late 1990's, this fantastic family home sits centrally in beachside Warnbro, with a choice of quality schooling within easy reach, plus the fully stocked Warnbro shopping centre with its retail and dining facilities, plenty of recreation options with the popular Aqua Jetty nearby, easy transport links and of course the pristine coastline and beaches that make this area so special, making this a popular choice with those seeking laid back family living and a must view. Contact David Parlor today on 0412 734 727. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.